83

Realty Title
48-A

Prepared by:

Realty Title & Escrow Co., Inc.
3815 Cleghorn Ave., #102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $35,000.00

arthur R. Clem
Affiant

Subscribed and sworn to before me this 20th day of December, 2004.

Diane L. Mann
Notary Public
My commission expires: 03/14/05

Davidson County DEEDWARR
Recvd: 12/22/04 13:20 2pgs
Fees:13.00 Taxes:129.50
20041222-0152257

Address of New Owner:	**Send Tax Bills to:**	**Tax-Information**
Bluegrid Properties, Inc. 3001 Knobview Drive Nashville, TN 37214	New Owner	120-13-0-038

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, RD Enterprises, LLC, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Bluegrid Properties, Inc., hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, being a part of a division of a 4.42 Acre Tract in the 2nd Civil District formerly part of the E. E. Crittenden Farm and described in Deed Book 1345, Page 254, Register's Office for Davidson County, Tennessee, described according to a survey by Hal R. Swass, Jr., Surveyor, made September 21, 1955, as follows:

Said Lot or parcel of land fronts 125 feet on the southerly side of Currey Road and extends back between lines, 425 feet on the easterly side, to a dead line in the rear on which it measures 140.3 feet.

Being the same property conveyed to RD Enterprises, LLC, by deed from Kathie Maria Fuller, Sole Heir-at-Law of George E. Gambill, of record in Instrument No. 20041109-0135307, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1207 Currey Road, Nashville, TN 37217

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 20th day of December, 2004.

RD Enterprises, LLC

By: Rhea D. Thornton
its Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Rhea D. Thornton, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Chief Manager of RD Enterprises, LLC, the within named bargainor, and that she is authorized by RD Enterprises, LLC to execute this instrument on its behalf.

Witness my hand in Nashville, TN, this 20th day of December, 2004.

Notary Public

My Commission expires 03/14/05